



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-96418-20

In the matter of: UNIT #4, 259 8TH STREET E
OWEN SOUND ON N4K1L2

Between: JJC Properties Inc. Landlord

and

David Nichols Tenant

JJC Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict David Nichols (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard via videoconference on April 26, 2021 at 9:00 a.m.

Only the Landlord, JJC Properties, represented by Kara Muzzell, a licensed Paralegal, attended the hearing. The Tenant, David Nicholls, was not present or represented at the hearing though being properly served with the Notice of Hearing by the Board.

The hearing proceeded without the Tenant at 10:07 a.m.

Determinations:

1. The Tenant has not paid the total rent the Tenant was required to pay for the period from March 1, 2020 to April 30, 2021. Because of the arrears, the Landlord served a Notice of Termination effective October 8, 2020.
2. The Tenant was in possession of the rental unit when the application was filed.
3. The monthly rent s \$700.00
4. The Landlords does not hold a last month's rent deposit.
5. The Tenant vacated the rental unit on April 22, 2021

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 22, 2021, the day the Tenant returned vacant possession of the rental unit to the Landlord.
2. The Tenant shall pay to the Landlord \$9,458.78*, which represents the amount of rent owing and compensation up to April 22, 2021.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing* on or before May 3, 2021, the Tenant will start to owe interest. This will be simple interest calculated from May 4, 2021 at 2.00% annually on the balance outstanding.



Peter Pavlovic
Member, Landlord and Tenant Board

June 18, 2021
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

* Refer to section A on the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

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A. Amount the Tenant must pay if the tenancy is terminated:

Reasons for amount owing	Period	Amount
Arrears: (up to the termination date in the Notice of Termination)	March 1, 2020 to October 8, 2020	\$4,948.82
Plus compensation: (from the day after the termination date in the Notice to the date of the order)	October 9, 2020 to April 22, 2021	\$4,509.96
Amount owing to the Landlord on the order date:(total of previous boxes)		\$9,458.78
Additional costs the Tenant must pay to the Landlord:		\$186.00
Total the Tenant must pay the Landlord if the tenancy is terminated:		\$9,644.78